

Exhibit E

**Move Out Inspection Form**

Tenant Name: YRC

Building/Suite: 53 Expo Road, Fishersville, VA 22939 Square Feet: 10,940

Forwarding Address: _____


Phone Number: _____

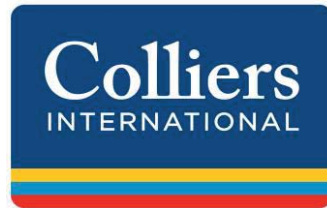
Email: _____

Utility Meters: _____

Original Lease Term: From: _____ To: _____



Lease Expiration Date: _____ Move Out Date: TBD

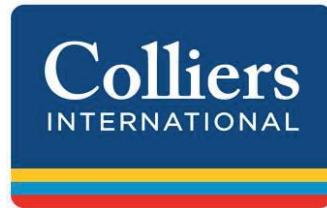
	Acceptable	Not Acceptable	N/A	Notes
Storefront				
Windows/Glass	x			
Entry Door	x			
Entry Door Closer	x			
Signage	x			
Interior Office				
Lighting	x			
Exit Lights		x		
Walls		x		Minor Holes and some face tears, needs patching
Carpet		x		Worn out and stained
Tile/VCT		x		Needs to be cleaned throughout, strip/wax



Voce Base	x			
Windows	x			
Window Covering		x		Several (4) blinds did not work throughout office
Doors and Hardware (Keys)		x		Did not have keys for interior offices
Door Closers	x			
Electrical Outlets	x			
Ceiling Grid		x		Damage in Service Center Mangers Office

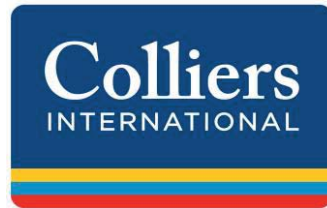




					
Ceiling Tiles		x		<p>8 stained ceiling tiles in main office and ladies' room</p> 	








Telephone and Internet Cabling	x			
Restrooms				





Toilets	x			
Urinals	x			
Partitions			x	
Walls		X		Walls damaged/dirty
Faucets		x		Faucet in men's rooms had no pressure and head missing from shower in WH restroom



					
Sinks		x		 <p>Dirty</p>	
Lights	x				
Fans	x				
Water Heaters		x		<p>Tested water – ran warm but did not get hot. HWH appears to have a leak</p> 	





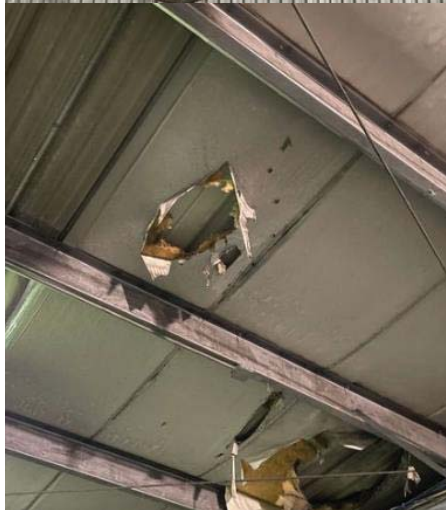
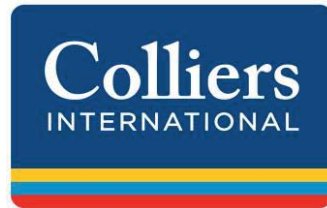
	Acceptable	Not Acceptable	N/A	Notes
Warehouse				
Bollards		X		<p>All bollards need to be repainted</p>  
Floor condition		x		Landlord is only responsible for structural portion of the loading dock floor

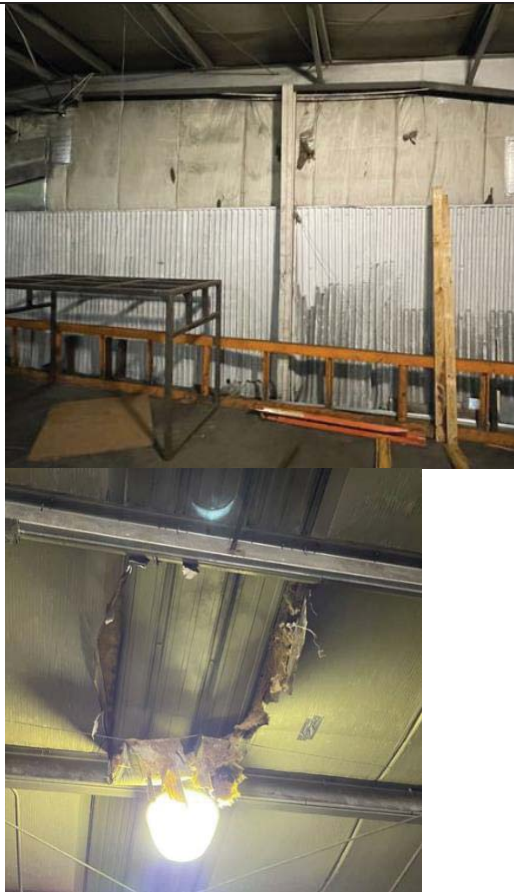


				  	
Floor joints		x			
Drains			x		
Demising Walls		x		Wall panel damage on rear (Eastern) wall	
Man Doors		x		Doors on North and South of WH have holes	



					
Lighting		x		4 lights not working. Overhead Door #18 light is bent	
Breaker Panels	x				
Transformers			x		
Columns	x				
Bollards	x				
Other		x		Ceiling had insulation damage throughout WH	

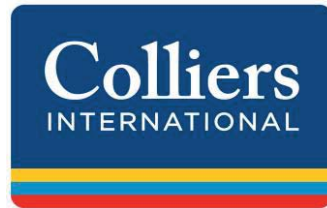




HVAC Equipment				
Heating Units			x	
A/C Units		x		No copies of reports, but TSTATS in office were set to 69 and reading 69
Rooftop Units			x	Did not inspect
Thermostats	x			TSTATS were set to 69 and were reading 69. Need inspection report.
Exhaust Fans	x			
Roof Top Fans			x	
Paddle Fans			x	
HVAC PM Reports		x		Tenant did not provide
Switch Plates/Cover Plates	x			
Dock Equipment				
Dock Door #1		x		Minor track damage on right side







				A photograph showing the interior of a dock bay. A large, closed, silver metal roll-up door is the central feature. To the right, there is a small window in a blue wall and a yellow bucket on the floor. A yellow vertical post is visible on the left side of the door.
Dock Door #2		x		<p>Trim around door roller hanging loose</p> A photograph of Dock Door #2, showing a person standing next to the closed silver roll-up door. The door is slightly ajar at the top. A close-up photograph of the top corner of Dock Door #2, showing the trim and roller assembly. The trim appears loose and damaged.
Dock Door #3	X			A photograph of Dock Door #3, showing a closed silver roll-up door. A white bucket is on the floor to the right of the door.



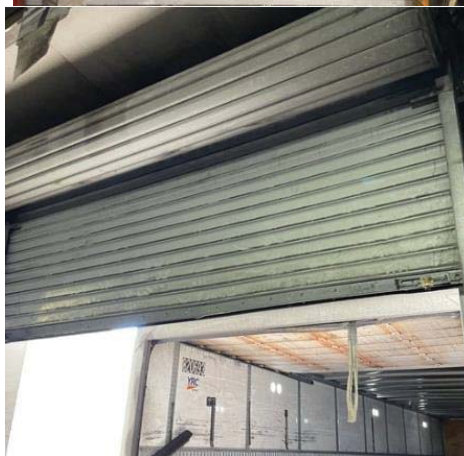
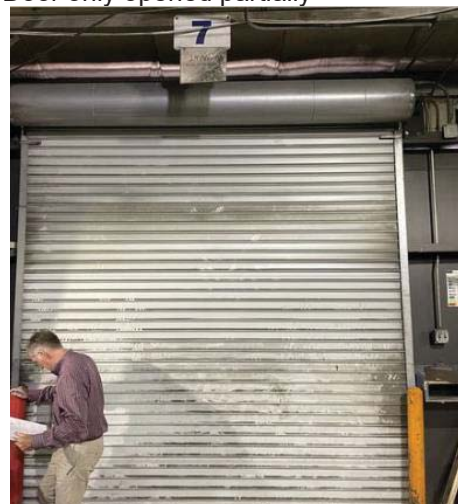
Dock Door #4		x		<div data-bbox="1084 310 1482 745" data-label="Image"> </div> <div data-bbox="695 722 1084 756" data-label="Text"> <p>Door casing damage on left side</p> </div> <div data-bbox="695 751 1157 1369" data-label="Image"> </div> <div data-bbox="695 1396 1073 1896" data-label="Image"> </div>
Dock Door #5		x		Door only opened partially. Dents in lower panels


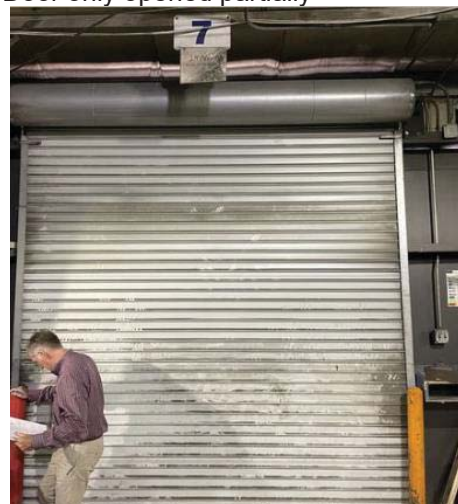
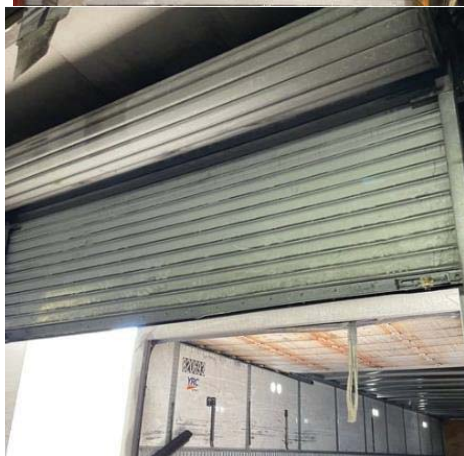


				 
Dock Door #6		x		<p>Leveler pulled away from slab</p>  



Door only opened partially

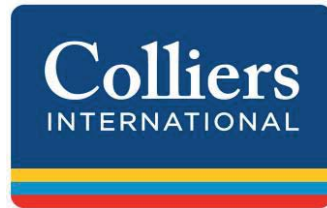




					
Dock Door #7		x		<div>Door only opened partially</div>  	
Dock Door #8		x		Bent rail (steel piece of bottom or door) on bottom of door, did not	

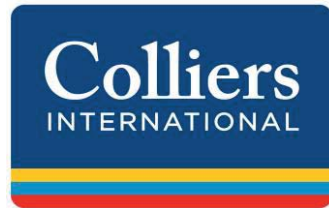


open properly








Dock Door #9	x				
Dock Door #10		x		Bent rail (steel piece of bottom or door) on bottom of door 	
Dock Door #11	x				
Dock Door #12				Bent rail (steel piece of bottom or door) on bottom of door, door only	



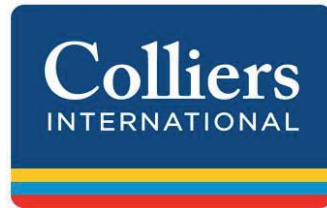
				 <p>opened partially</p>  
Dock Door #13	x			
Dock Door #14		x		Bent rail (steel piece of bottom of door) on bottom of door. Lock broken. Door did not open properly



				  	
Dock Door #15		x		Lower panel badly bent. Door only opened partially.	



Dock Door #16	x			
Dock Door #17		x		Bent rail (steel piece of bottom of door) on bottom of door. Track damaged. Door casing on right side damaged





Dock Door #18

x

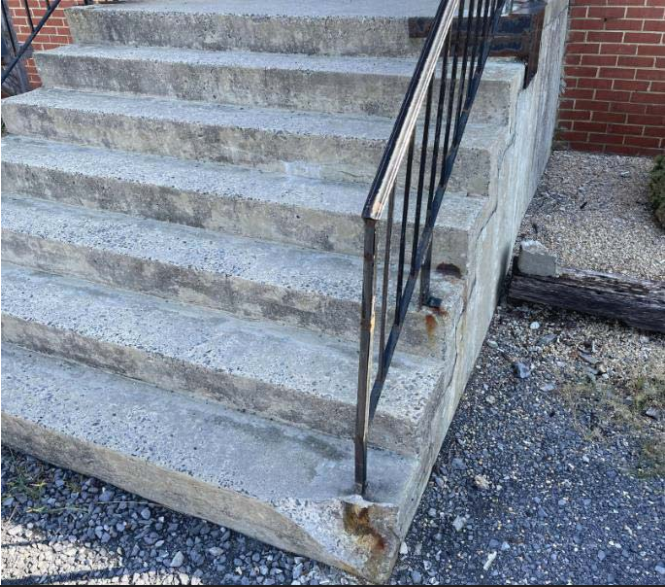

Bent rail (steel piece of bottom of door) on bottom of door. Track damaged on right side. Door casing on bottom right side damaged.

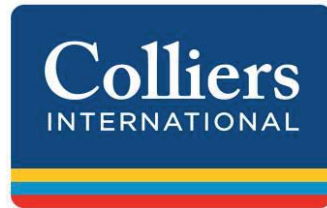




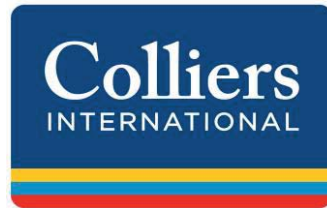
					
Dock Door #19	x				
Dock Door #20		x		Bent rail (steel piece of bottom of door) on bottom of door	
Levelers				The ones that were checked worked, except #6. Many were unable to be checked due to trailers parked at door.	



Fire Protection			
Sprinkler Heads			x
Risers			x
Fire Pump			x
Fire Extinguishers	x		Serviced in June 2023
Exterior			
Steps/Handrails		x	Concrete damage on steps to main entrance 
Guard Rails		x	Fence around yard is damaged in several places 




Pipe Bollards	x			
Ramps	x			
Parking Stops		X		Deteriorated need to be replaced



Yard		x	Gravel "yard" has erosion on north side
Exterior Siding		X	Badly damaged in many areas.




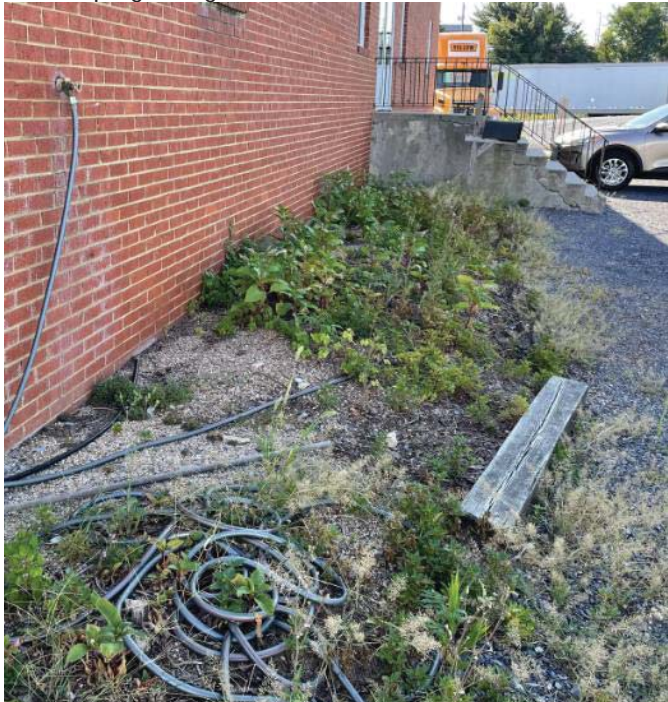
					
Specialty Items					
"Trucker Break Room"		x		Shower filthy and head missing from faucet. Room needs to be deep cleaned	
Exterior Lighting			x	Unable to properly check	
Down Spouts		X		1 crushed on south side of building. 2 Damaged at drive in doors to	



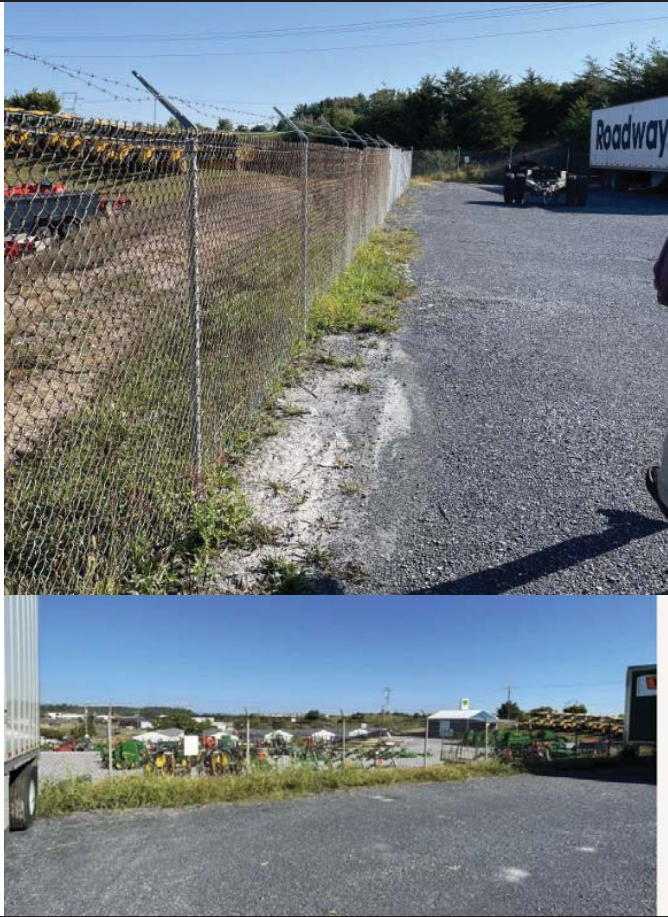
shop

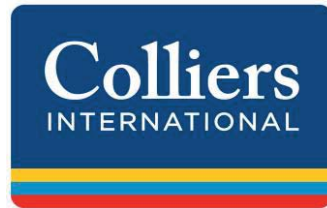




					
Grounds		X		<p>Vegetation growing on fence around perimeter of property. Entrance landscaping overgrown with weeds</p> 	



				
Exterior Spigot		X		Located on front of building to the right of the entrance. Missing handle



To be removed from premises. Located on southwestern corner.



Needs to be removed and all electrical capped properly

Abandoned Vehicle		X		
Modular Trailer		X		



Water Cooler

X

Water fountain in warehouse does not work. Needs to be replaced.



Telco Closet

X

Very Dirty.

